

MINUTES OF COUNCIL STUDY MEETING – OCTOBER 20, 2015

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, OCTOBER 20, 2015, AT 4:30 P.M. IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor
Corey Rushton, Councilmember At-Large (Arrived as noted)
Lars Nordfelt, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Steve Vincent, Councilmember District 4 (Excused and left as noted)

STAFF PRESENT:

Wayne Pyle, City Manager
Nichole Camac, City Recorder

Paul Isaac, Assistant City Manager/HR Director
Nichole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Lee Russo, Police Chief
John Evans, Fire Chief
Kevin Astill, Parks and Recreation Director
Russell Willardson, Public Works Director
Layne Morris, CPD Director
San Johnson, Strategic Communications Director
Scott Freckleton, Finance Department
DeAnn Varney, Administration
Jake Arslanian, Public Works Department

1. **FIELD TRIP TO GRANGER ELEMENTARY SCHOOL, 3700 SOUTH 1950 WEST, TO SEE THE COMMUNITY SCHOOL PROGRAM PARTNERSHIP WITH GRANGER ELEMENTARY, GRANITE SCHOOL DISTRICT, UNITED WAY AND COMMUNITY EDUCATION PARTNERSHIP**

Members of the City Council and City staff boarded a bus outside of City Hall and traveled to Granger Elementary School located at 3700 South 1950 West. The Council arrived at the School at 4:45 P.M. and participated in a presentation regarding the Granger Elementary Community School Program partnership with Granger Elementary,

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Granite School District, United Way and Community Education Partnership, with the agenda summarized as follows:

- West Valley contingency
- Introduction: Gymnasium
- Presentation: After School Program students
- Welcome and Introductions: CEP Director, Margaret Peterson
- Explain the Need: CEP Director Margaret Peterson
- Granite School District role in community schools: Superintendent Bates
- The Way We Work Together: Principal Amber Clayton
- Granger's Results:" Principal Amber Clayton
- Building Tour
- Closing: Photograph slide show
- Growth Ideas/Funding/City involvement: United Way Director Bill Crim
- Call to Action
- Meeting ended: 6:00 P.M.

The City Council and City staff re-boarded the bus and traveled back to City Hall and continued the Study Meeting at 6:10 P.M.

Councilmember Rushton arrived at the meeting at 6:10 P.M.

Councilmember Vincent was excused and left the meeting at 6:10 P.M.

2. **APPROVAL OF MINUTES OF STUDY MEETING HELD OCTOBER 6, 2015**

The Council read and considered Minutes of the Study Meeting held October 6, 2015. There were no changes, corrections or deletions.

After discussion, Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held October 6, 2015. Councilmember Huynh seconded the motion.

A voice vote was taken and all members voted in favor of the motion.

3. **INTRODUCTION, NEW EMPLOYEES**

Upon recognition by Mayor Bigelow, new employees in attendance introduced themselves to the City Council.

A list of new employees had been provided to the City Council, and included the following:

Human Resources/Administration:

Kimberly Foster
Derek Jensen

Human Resource Analyst
HR Analyst II

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Kristie Cahoon

HR Administrative Assistant

Cultural Center/Parks and Recreation Department:

Sarah Burton

Development Coordinator

Tempest Thomas

Sales & Event Coordinator

Community and Economic Development Department:

Ryan Harris

Planner I

Brenda Turnblom

Administrative Assistant

Finance Department:

Valerie Smith-Thulin

Accountant II

Parks and Recreation Department:

Johnathan Bradford

Golf Course Cook

Parker Chapple

Wellness Instructor

Samuel Jardin

Custodian

Police Department:

Michelle Tapia

Office Manager

Preston Fenwick

Police Officer

Public Works Department:

Wanda Castillo

Public Works Clerk I

The City Council welcomed the new employees to service with West Valley City.

4. **REVIEW AGENDAS FOR COUNCIL REGULAR MEETING AND SPECIAL REDEVELOPMENT AGENCY MEETING, SCHEDULED OCTOBER 20, 2015**

City Manager, Wayne Pyle, reviewed items listed on the Agenda for the Regular Meeting scheduled October 20, 2015, at 6:30 P.M.

He also reviewed and discussed a proposed Resolution listed on the Agenda for the Special Redevelopment Agency Meetings also scheduled later this night, as follows:

RDA Resolution No. 15-22, Approve a Real Estate Purchase Agreement with Heartland West Valley Commercial Limited Partners II and Heartland West Valley Commercial Limited Partners, LLLP, for the Purchase of Commercial/Retail Property Located at Approximately 3550 South 2700 West in West Valley City

The Redevelopment Agency desired to acquire the subject property, as it comprised the most visible and strategic corner of Fairbourne Station. Located at approximately 3550 South and 2700 West, this property fronted two of the most prominent traffic arteries of

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West Valley City and was also visible from I-215. The RDA had negotiated for the sale of this property for years and now was poised to purchase and redevelop it as Class A Office space, with all the amenities and architectural details appropriate for Fairbourne Station. The purchase contract was structured to allow for a lengthy and thorough due diligence period and the option to back out of the contract with very minor penalties at any time before the closing date.

City Manager, Wayne Pyle, stated that within the contract there was a very specific due diligence period of 120 days that could also be extended twice, 30 days at a time. He indicated there was little risk of losing earnest money during this time period. He also indicated the City had been working with the property owners for a long time but would ensure everything was in order before proceeding further.

Upon discussion and inquiry by Councilmember Rushton regarding negotiating tactics, the City Manager advised that often modifications were made as the process progressed and added that City staff was moving forward with the City Council's goals in mind. He discussed the Council's vision for the subject property being high density office space with some retail. He stated this could be upscaled or downscaled based on the market.

5. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED OCTOBER 27, 2015**

A. **PROCLAMATION DECLARING NOVEMBER 1, 2015 AS EXTRA MILE DAY IN WEST VALLEY CITY**

Upon inquiry, Councilmember Buhler indicated he would read the Proclamation declaring November 1, 2015 as Extra Mile Day in West Valley City, at the Regular Council Meeting scheduled October 27, 2015, at 6:30 P.M.

6. **RESOLUTION NO. 15-180, AUTHORIZING THE ACCEPTANCE OF A WARRANTY DEED FROM C. DOUGLAS ERVIN AND CHERYL I. ERVIN, FOR PROPERTY LOCATED AT APPROXIMATELY 5538 WEST 4100 SOUTH, PARCEL 14-36-353-014**

Mayor Bigelow discussed proposed Resolution No. 15-180 that would authorize the acceptance of a Warranty Deed from C. Douglas Ervin and Cheryl I. Ervin, for property located at approximately 5538 West 4100 South, Parcel 14-36-353-014.

He advised the subject document had already been recorded and the City Council would review the document retroactively.

The Utah Department of Transportation (UDOT) was in the process of acquiring right-of-way for the next phase of the Mountain View Corridor Project from 5400 South to 4100 South. Part of this phase would include widening of the intersection of 4100 South and 5600 West. As 4100 South was a West Valley City street, the right-of-way had been conveyed to the City. This and other deeds for this project had been recorded by UDOT

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without prior approval and acceptance by the City Council. UDOT had been notified that future conveyances to West Valley City needed to be approved and accepted by the City Council prior to recordation.

7. COMMUNICATIONS

A. COUNCIL UPDATE

Mayor Bigelow referenced a Memorandum previously received from the City Manager that outlined upcoming meetings and events as follows:

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| October 20, 2015 | CEP Field Trip to Granger Elementary/Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Karen L |
| October 20-30, 2015 | Early Voting Period for Municipal General Election (Details to follow) |
| October 21, 2015 | Harman Home Heritage Series – Sam Payne, 4090 South 3600 West, 1:00 P.M. – 3:00 P.M. |
| October 24, 2015 | Glen Weaver Park Ribbon Cutting, 6385 Cape Ridge Lane (4580 S), 10 A.M. |
| October 27, 2015 | Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Steve Vincent <ul style="list-style-type: none">• Strategic Plan- West Valley Fiber Build |
| November 3, 2015 | Municipal General Election |
| November 3, 2015 | Council Study Meeting, 4:30 P.M.; Regular Council, RDA & Housing Authority Meetings, 6:30 P.M. – Opening Ceremony: Corey Rushton <ul style="list-style-type: none">• Strategic Plan- Police Electronic Outreach |
| November 10, 2015 | Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Lars Nordfelt <ul style="list-style-type: none">• Strategic Plan- Facility Funding |
| November 11, 2015 | Veterans Day Holiday – City Hall closed |

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- November 17, 2015 Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Ron Bigelow
- Strategic Plan- Streetscape Aesthetics
- November 18, 2015 Harman Home Heritage Series – Inspirational Art Association, 4090 South 3600 West, 1:00 P.M. – 3:00 P.M.
- November 24, 2015 Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Tom Huynh
- Strategic Plan- Code Enforcement Review
- November 26, 2015 Thanksgiving Holiday – City Hall closed
- December 1, 2015 Council Study Meeting, 4:30 P.M.; Regular Council, RDA & Housing Authority Meetings, 6:30 P.M. – Opening Ceremony: Steve Buhler
- December 8, 2015 Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Karen Lang
- December 15, 2015 Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Steve Vincent
- Strategic Plan- Police Staffing, Recruitment, Retention
- December 16, 2015 Harman Home Heritage Series – Malcolm Judd (Filmmaker), 4090 South 3600 West, 1:00 P.M. – 3:00 P.M.
- December 22, 2015 No City Council Meetings- Christmas
- December 24, 2015 Christmas Holiday – City Hall closed
- December 29, 2015 No City Council Meetings- 5th Tuesday

Upon inquiry, the Council expressed no questions or concerns.

B. POTENTIAL FUTURE AGENDA ITEMS

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Councilmember Buhler expressed desire to discuss after school programs in the near future. He indicated the CEP would lose funding over the next few years and be minimized to \$50,000. He also stated he would like the City to develop further partnerships to fund these organizations.

8. COUNCIL REPORTS

A. MAYOR RON BIGELOW – CCI OPEN HOUSE

Mayor Bigelow reported he recently attended the CCI's open house and it was a nice facility.

9. MOTION TO ADJOURN

Upon motion by Councilmember Huynh, all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY, OCTOBER 20, 2015, WAS ADJOURNED AT 6:31 P.M. BY MAYOR BIGELOW.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, October 20, 2015.

Nichole Camac
City Recorder